



SEPA THRESHOLD DETERMINATION

Revised Mitigated Determination of Non-Significance (MDNS)

File Name: Royal Storage

File Number: PLN#386

Lead Agency: City of Arlington, Community and Economic Development Department

Description: The Applicant, Sharp Design & Build, LLC, is proposing to construct four storage style buildings and one storage canopy in two phases. Phase I of the project includes Building A, B, C, and the Canopy. Building A is approximately 22,200 square feet and includes a 1,000 square foot office area. Building B is approximately 3,000 square feet. Building C is approximately 17,100 square feet. The Canopy area is approximately 33,600 square feet. Phase II of the project includes Building D. Building D is approximately 10,125 square feet. Approximately 89% of the site will be impervious surfaces: asphalt, concrete, or roof tops. The remainder will be landscape islands and areas used for stormwater. The project site is approximately 4.56 acres of flat vacant land.

The original SEPA Threshold Determination was issued by the City of Arlington on December 6, 2017. The City then issued a Withdrawal of the SEPA Threshold Determination on April 6, 2018. The Withdrawal was issued to provide processing of the project through a Special Use Permit.

Location: 17011 59th Avenue NE, Arlington, WA 98223

Tax Parcel Numbers: 310527-001-008-00

Applicant: Dave Thomas of Sharp Design & Build LLC

Staff Contact: Launa Peterson, Permit Technician, lpeterson@arlingtonwa.gov

Date Checklist Prepared: October 5, 2017

Approvals Required: Special Use Permit, SEPA Review, Design Review, Site Civil, Utility Permit, Building Permit

SEPA Threshold Determination: The City has determined that with the mitigation measures identified herein, this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. However, we have identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Arlington zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth

In order to mitigate for potential earth impacts, the Applicant shall implement Best Management Practices per Department of Ecology for Stormwater Pollution Prevention and TESC Controls to prevent erosion during and after construction. A Construction Stormwater General Permit is required through Department of Ecology.

(B)(2) Air

In order to mitigate for potential air impacts, the Applicant shall implement dust control measures to reduce fugitive dust emissions during construction.

(B)(3)(a) Surface Water

In order to mitigate for potential impacts to surface water the Applicant shall submit a Critical Areas Study to show the delineation of wetlands on the property.

(B)(3)(b) Ground Water

In order to mitigate for potential impacts to ground water the Applicant shall utilize Low-Impact Design techniques to manage stormwater on-site.

(B)(3)(c) Water Runoff

In order to mitigate for potential impacts to water runoff the Applicant shall follow DOE requirements of the 2015 Stormwater Management Manual for Western Washington.

(B)(7)(b) Noise

The applicant shall comply with the City of Arlington noise standards found in AMC 9.20.060. Specifically, in section 9.20.060(8) noises resulting from any construction activity or the operation of heavy equipment from 7:00pm to 7:00am Monday through Saturday and all day Sunday shall be prohibited.

(B)(11)(a) Light and Glare

In order to mitigate for potential light pollution the Applicant will be required to install light fixtures that are down shielded. The property is located within Arlington Airport Protection District - Subdistrict B.

(B)(13) Historic and Cultural Preservation

The project site may be within the vicinity of historic and cultural activity; therefore, the applicant shall submit a completed Unanticipated Discover Plan (UDP). If any historic or archaeological items are discovered during the grading of the site, the State Historical Preservation Officer, Stillaguamish Tribe, and the City of Arlington shall be contacted and measures taken to implement the UDP.

(B)(16)(a) Utilities

The Applicant shall connect to the City of Arlington water and sewer systems. Approval of these utilities will be required with the Site Civil Permit.

(B)(16)(b) Utilities

The Applicant shall construct all existing, extended, and new electrical power lines (not to include transformers or enclosures containing electrical equipment including but not limited to, switches, meters, or capacitors which may be pad mounted), telephone, gas distribution, cable television, and other communication and utility lines in or adjacent to any land use or building permit approved after the effective date of this chapter shall be placed underground in accordance with the specifications and policies of the respective utility service providers and located in accordance with the administrative guideline entitled "Public Works Construction Standards and Specification." Even in the event the distribution line originates from a point opposite any public roadway from the new construction the service lines shall be placed beneath said roadway by means of boring or surface excavation across said roadway.

Disclaimer: The determination that an environmental impact statement does not have to be filed does not mean there will be no adverse environmental impacts. The City of Arlington codes governing noise control, land use performance standards, construction and improvements of roads, off site road improvement obligations, drainage control, traffic, school, park, stormwater, and utility mitigations, fire protection; and building practices will provide substantial mitigation of the aforementioned impacts.

The issuance of this MDNS should not be interpreted as acceptance or approval of this proposal as presented. The City of Arlington reserves the right to deny or approve said proposal subject to

conditions if it is determined to be in the best interest of the city and/or necessary for the general health, safety, and welfare of the public to do so.

Date of Determination of MDNS: April 6, 2018

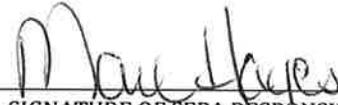
Studies Required: SEPA Checklist, Stormwater Drainage Report, Geotechnical Report and Critical Areas Report

Comment Period: There is a 14-day comment period for this MDNS. If you would like to comment on this Threshold Determination, written comments must be received prior to 5:00 p.m. on April 20, 2018. The Responsible Official may incorporate any substantial comments into the MDNS. If the MDNS is substantially modified, it will be reissued for further public review.

SEPA Responsible Official: Marc Hayes, Director of Community and Economic Development

April 6, 2018

DATE



SIGNATURE OF SEPA RESPONSIBLE OFFICIAL

To Appeal a Decision: An agency or person may appeal the City's procedural compliance with WAC Chapter 197-11 (SEPA) for issuance of this MDNS. Appeal of the final MDNS must be made to the Hearing Examiner within 10 days of the date the MDNS is final (see WAC 197-11-390(2) (a)). The MDNS is a final MDNS when the City issues the land use permit. Appeal of the land use permit must be made to the Hearing Examiner within 14 days of the date the permit is issued.